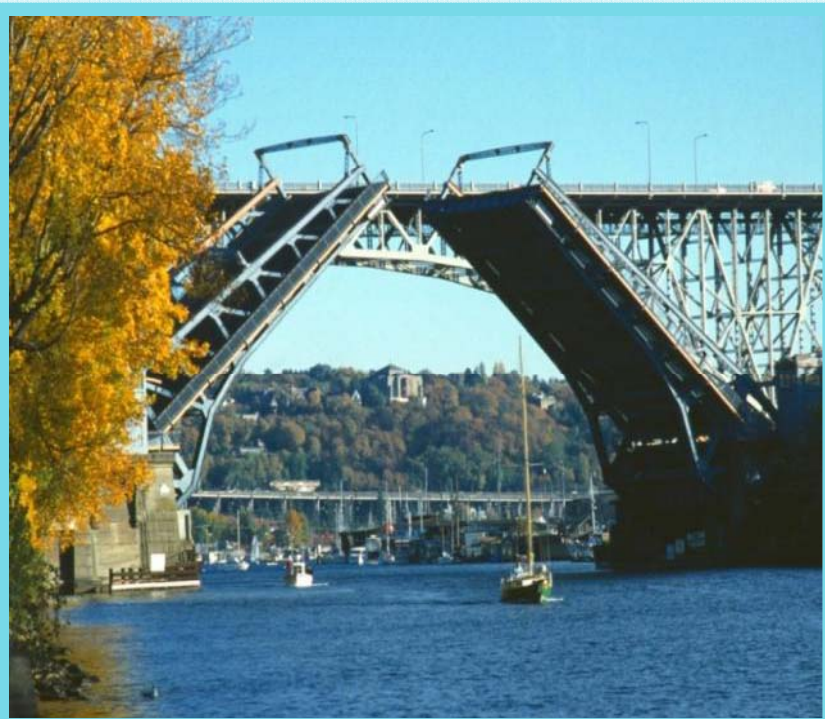


# Seattle's Shorelines Today and Tomorrow



Seattle Shoreline Master Program Update  
Ballard District Council 3/9/11

# Existing Shoreline Master Program

1. Established shoreline environments.
2. Established uses in each shoreline environment.
3. General development standards - regulate all uses.
4. Specific development standards for height and lot coverage.





# Existing Shoreline Master Program

5. Specific standards for uses: including parking, public access, floating homes and residential piers
6. Variance process for development standards
7. Standards for non-conforming uses and structures





# New Shoreline Master Program Requirements

1. Shoreline Inventory and Characterization
2. Public Participation Plan
3. Shoreline Vision and Intent
4. Shoreline Environmental Designations
5. Develop Policies and Regulations
6. Cumulative Impact Analysis
7. Restoration Plan





# Process to Date

- Shoreline Inventory and Characterization Report
- Shoreline Environmental Designations
- Citizen Advisory Committee Meetings  
May 2008 – June 2009, Final meeting March 2011
- Industrial Lands Market Study

# Process to Date

- Proposed draft regulations
- Proposed Comp Plan shoreline policies
- Working draft restoration plan
- Working draft cumulative impact analyses





# Policies and Regulations

- Establish use preferences:
  - Water-dependent
  - Water-related
  - Water-enjoyment
- Ensure ecological protection (“No Net Loss”)
- Provide for public access
- Provide shoreline views
- Protect cultural/historic/archeological resources

# Seattle Shorelines Within SMP District



- Puget Sound
- Shilshole Bay
- Elliott Bay
- Duwamish River
- Ship Canal/Lake Union
- Lake Washington
- Green Lake



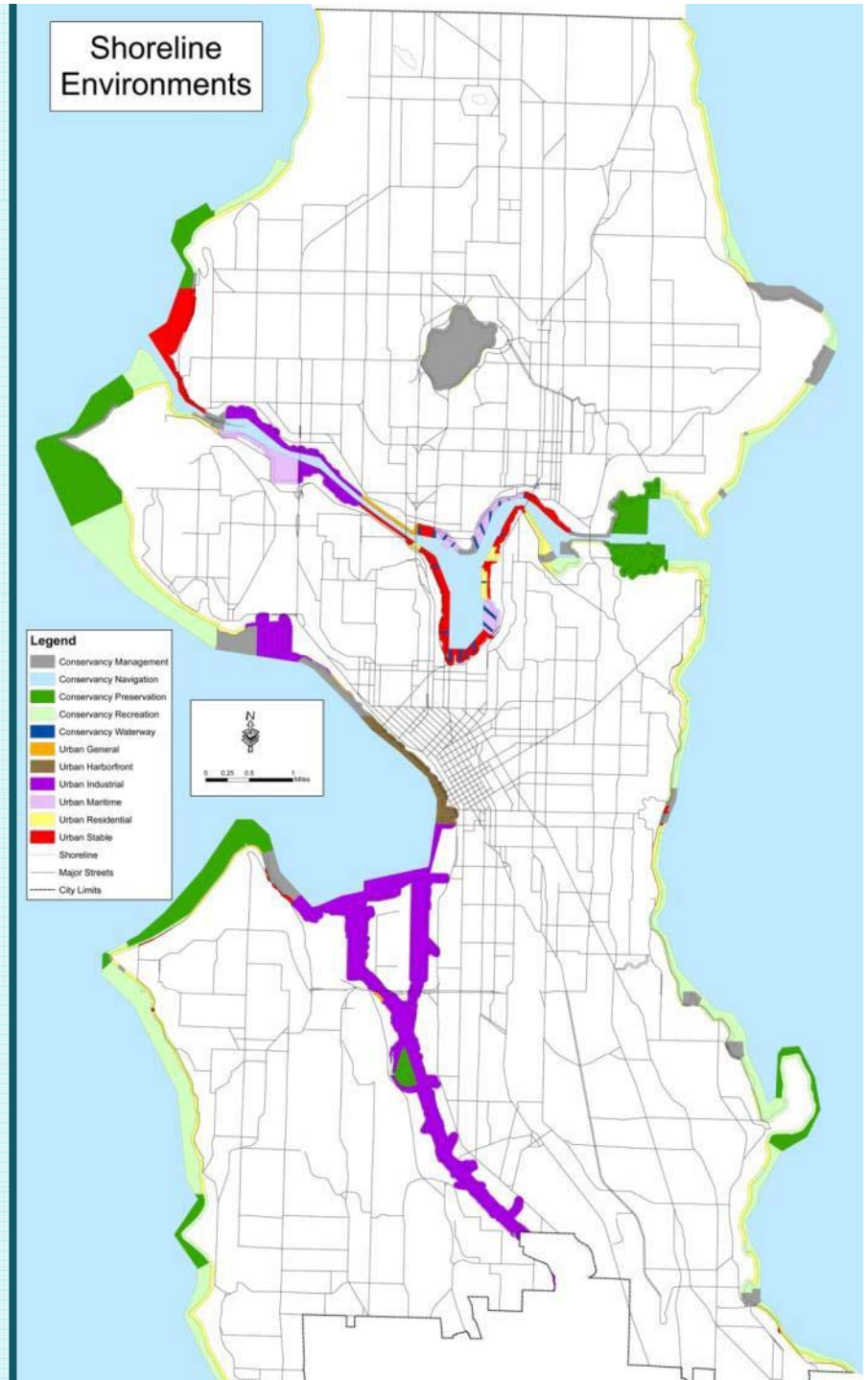
# Environmental Designations



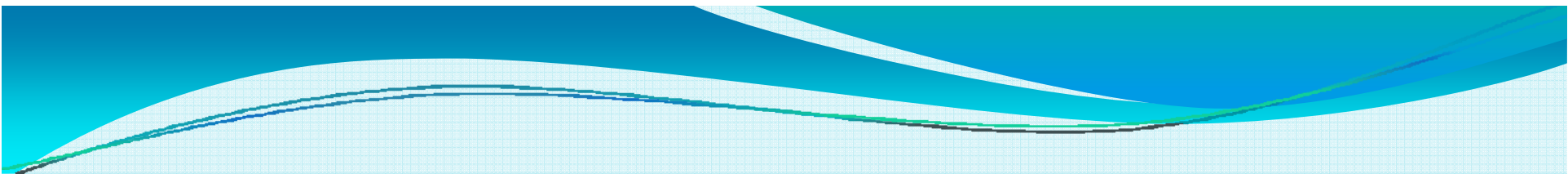


# Overview

- Environmental Designations are the overlay zones that make up the shoreline district
- Each has:
  - A stated purpose
  - Locational criteria
  - Use regulations
  - Development standards







# Shoreline Environments in the Shoreline District

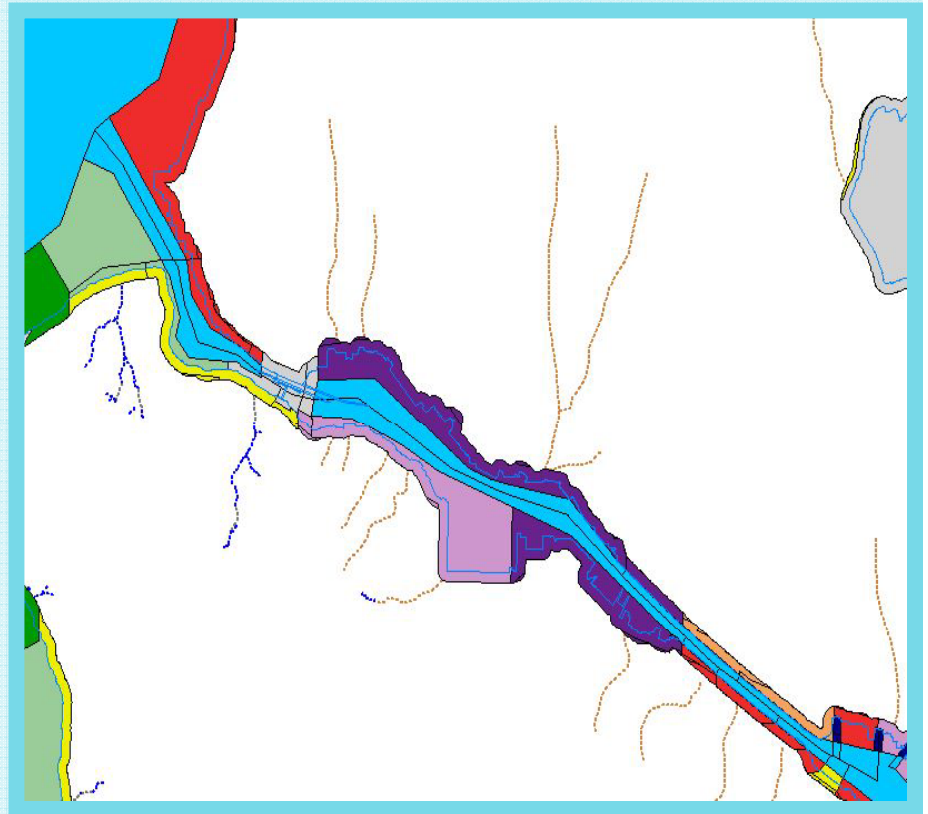
- Urban Commercial (formerly Urban Stable)
- Urban General,
- Urban Industrial
- Urban Harborfront
- Urban Maritime and
- Urban Residential
  
- Conservancy Management
- Conservancy Navigation
- Conservancy Recreation
- Conservancy Preservation
- Conservancy Waterway

Urban General,  
Industrial, Maritime  
Ship Canal

Urban Commercial  
Shilshole Bay

Conservancy  
Management  
Ballard Locks

## Ballard Shorelines





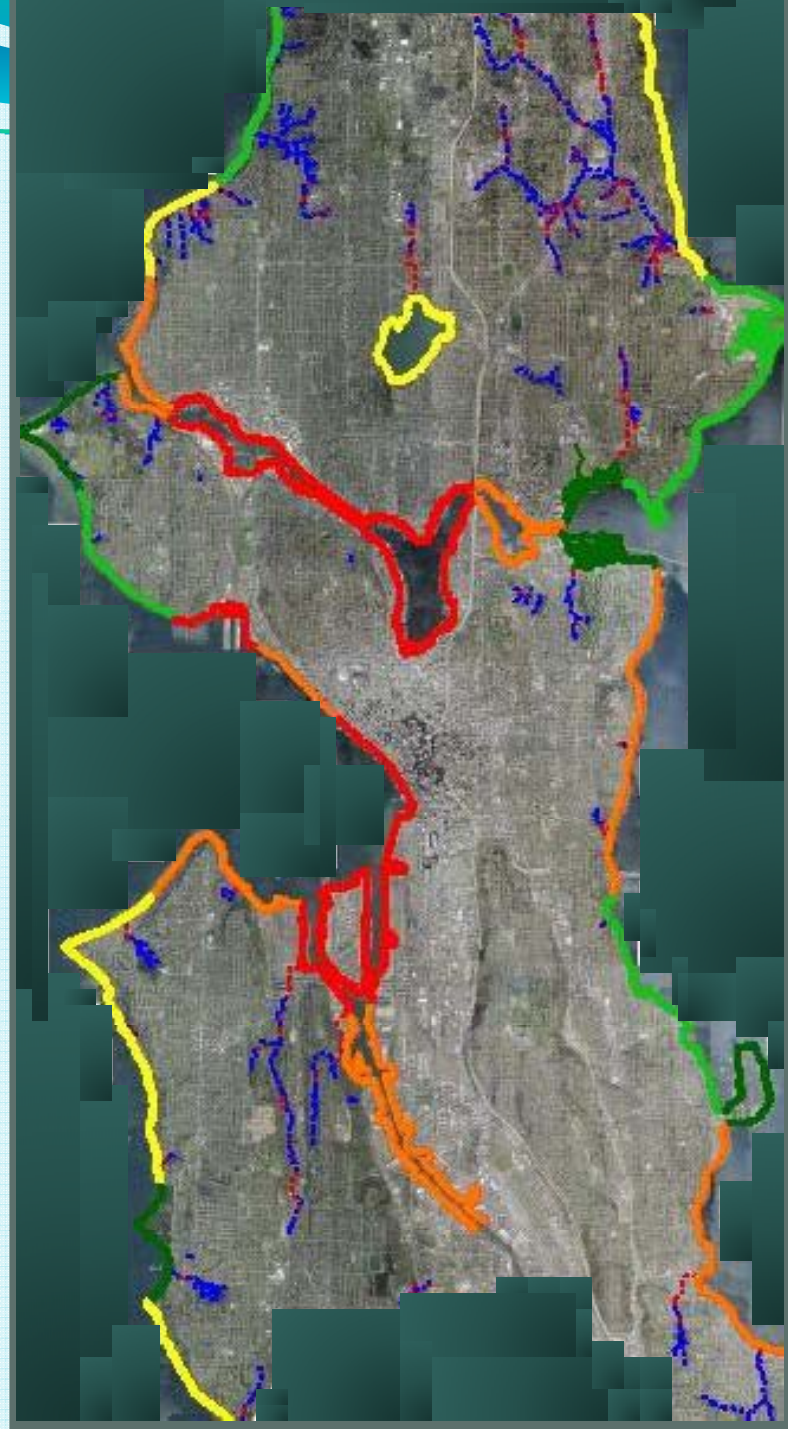


# Steps in Determining Shoreline Environments

- Analyze existing conditions (Inventory)
- Identify ecologically intact areas (Characterization)
- Analyze effectiveness of existing designations
- Assess future needs (Land Use Needs Market Study)



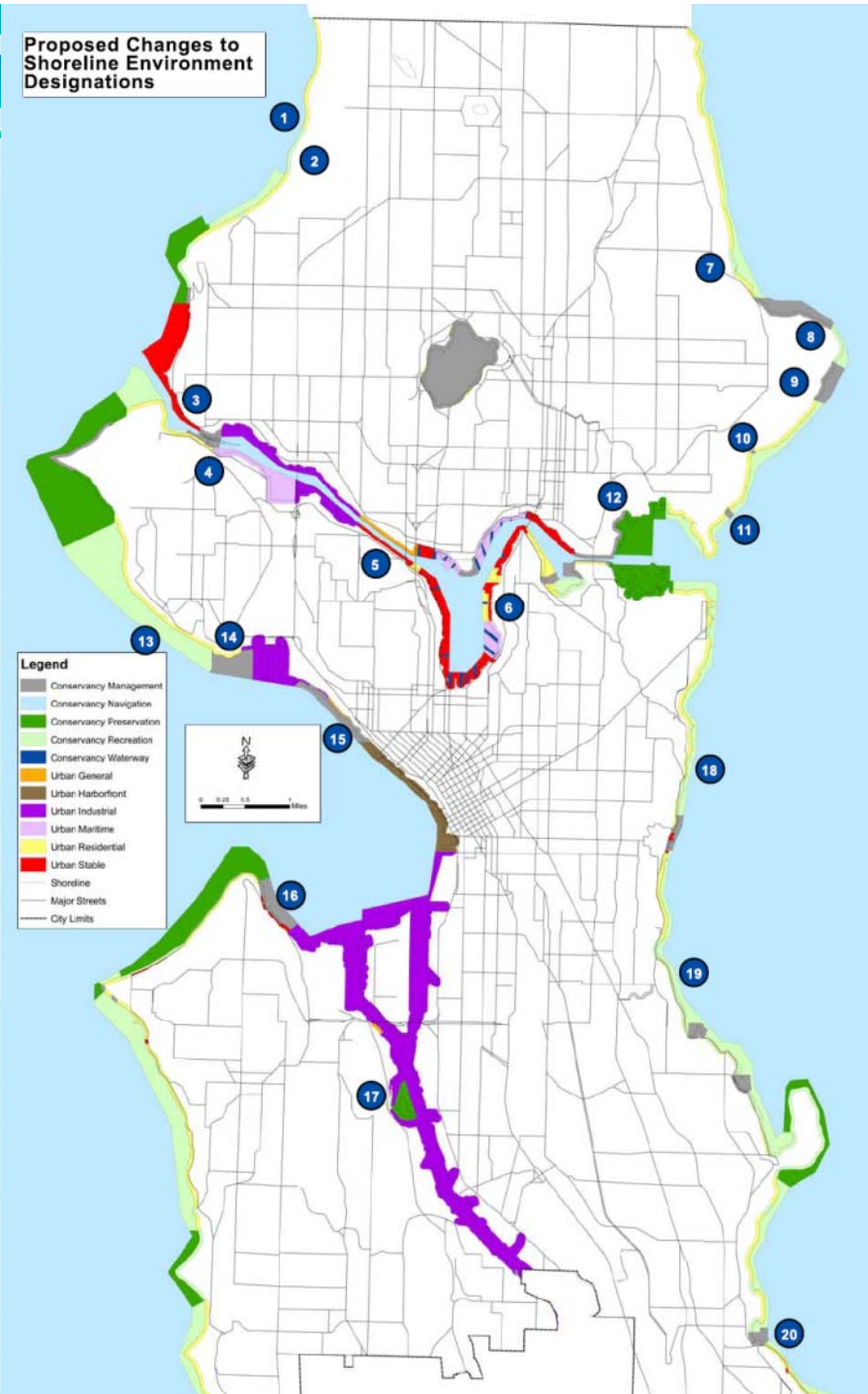
# Shoreline Characterization Results





# Remapping Env. Designations

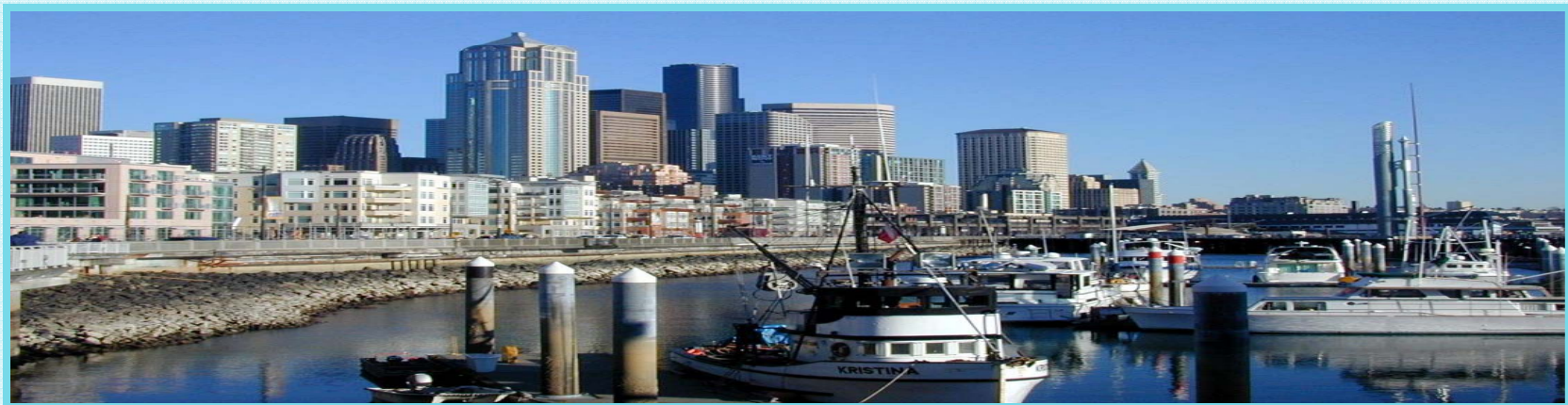
3. Change from US to UR and the underlying zone to single-family residential in the predominantly residential area along north Salmon Bay.
4. Change a sliver of UR to Urban Maritime (UM) where a conflict exists between the shoreline environment and the underlying zone.
5. Change US to Urban General (UG) for consistency with the north side, and to reflect the impracticality of water-related uses along this shoreline.





# Draft SMP Regulations

- Purpose of each environment
  - General development standards
  - Allowed uses
  - Specific development standards
- |                           |                 |
|---------------------------|-----------------|
| ◆ Shoreline modifications | ◆ Parking       |
| ◆ Mitigation requirements | ◆ Public access |





# Urban General Purpose Statement

“to provide for economic use of commercial and industrial areas which are not suited for use by water-dependent uses due to limited or no water access.”





# Urban Industrial Purpose Statement

“to provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses.”





# Urban Maritime Purpose Statement

“to provide for efficient use of industrial and commercial shorelines by water-dependent and water-related.”





# Urban Commercial Purpose Statement

“to provide for a mix of water-oriented uses and to allow limited non-water-oriented development where it does not displace water-oriented uses and where it provides opportunities for public access, ecological function, and recreational enjoyment of the shoreline.”





# General Development Standards

## Shoreline Setback and Vegetation

- Building setbacks required.
- Existing vegetation needs to be preserved and if disturbed mitigation is required for loss to ecological function.





# General Development Standards - Shoreline Environments

- Height & Lot Coverage
  - Minor changes to allow rooftop features
  - No change to lot coverage allowances





# General Development Standards - Setbacks

- 35-ft building setback (most shoreline environments)
- Uses allowed in 35-ft setback include: access to the water including paths
- Exceptions – small lots





# General Development Standards

## Seatbacks - UI & UM

- 15-ft building setback
- Structures, including docks, piers, loading facilities and equipment necessary to accommodate access to the water by water-dependent uses are allowed within the 15 feet shoreline setback.
- 50' building set-back for non-water-dependent uses





# General Development Standards

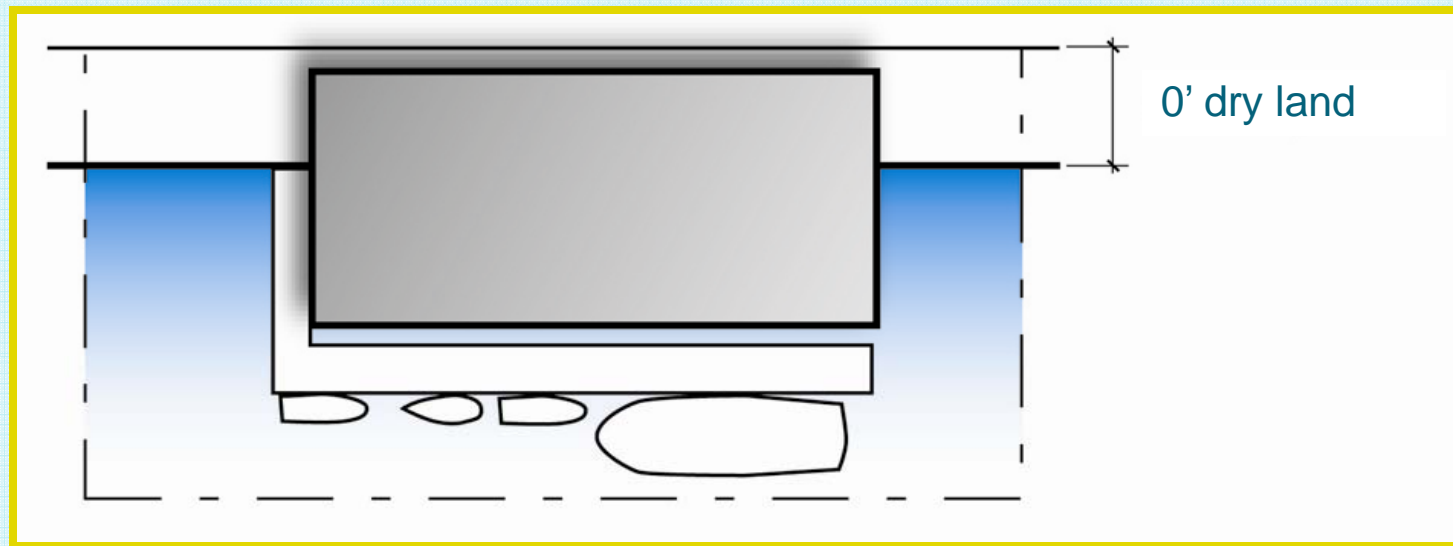
## Setbacks - Exceptions

Allow for reduced or no shoreline setback on lots with little or no dry land





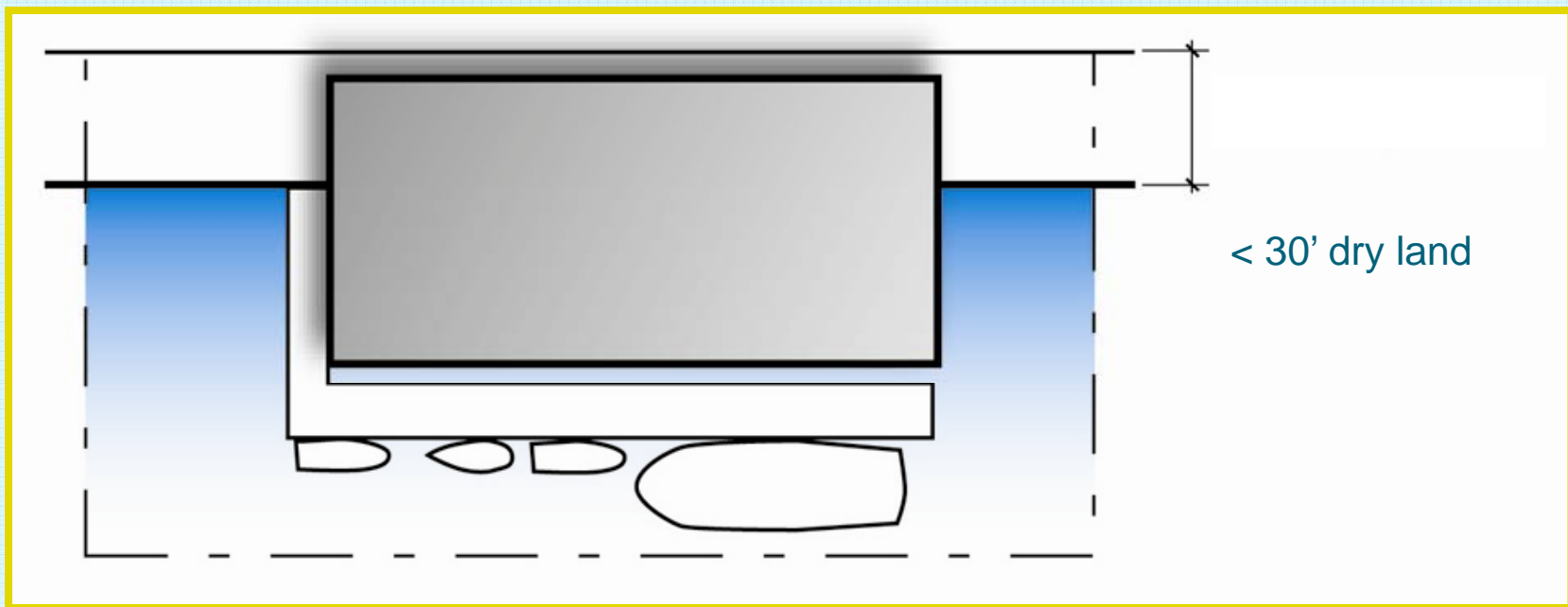
# Buffers & Setbacks Exceptions



- If there is no dry land:
  - the replacement structure can be rebuilt overwater to the existing footprint.



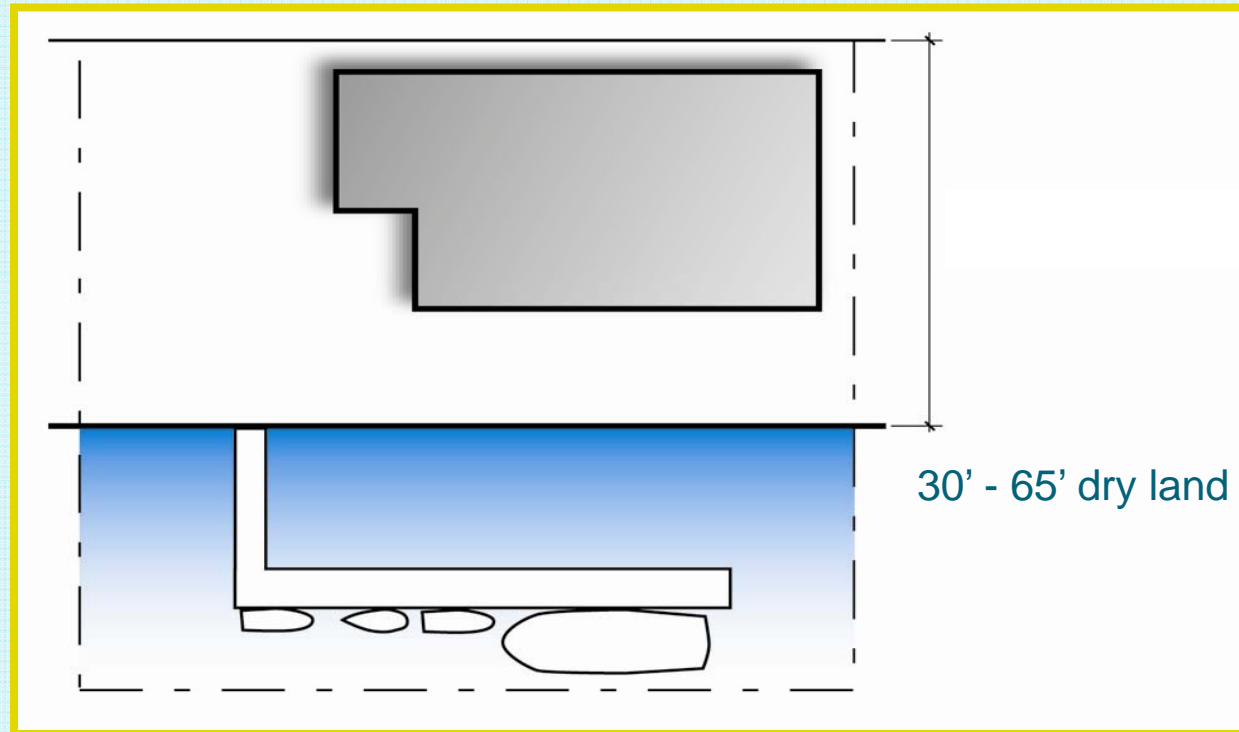
# Buffers & Setbacks Exceptions



- If the lot depth is less than 30 feet:
  - the replacement structure can be rebuilt within the shoreline setback or overwater to the existing footprint.



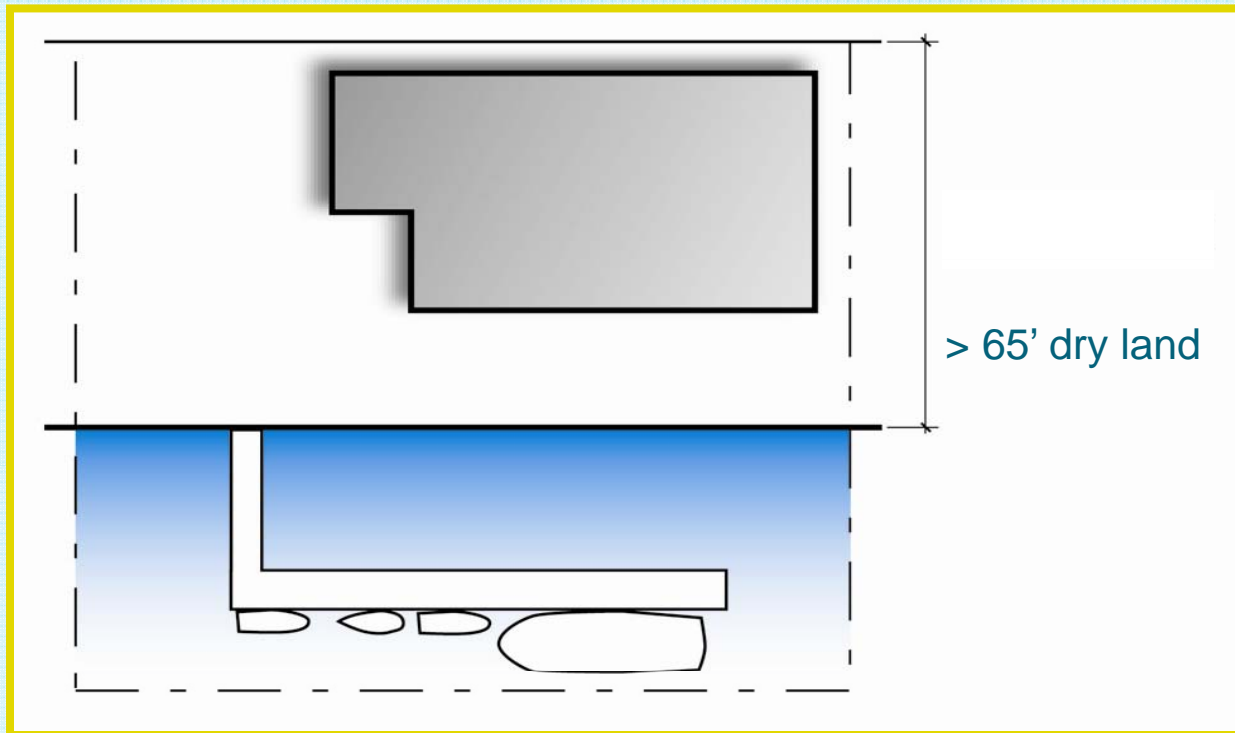
# Buffers & Setbacks



- If the lot depth is less than 65 feet, but at least 30 feet:
  - the replacement structure can be no farther waterward from the landward lot line than 30 feet.



# Buffers & Setbacks

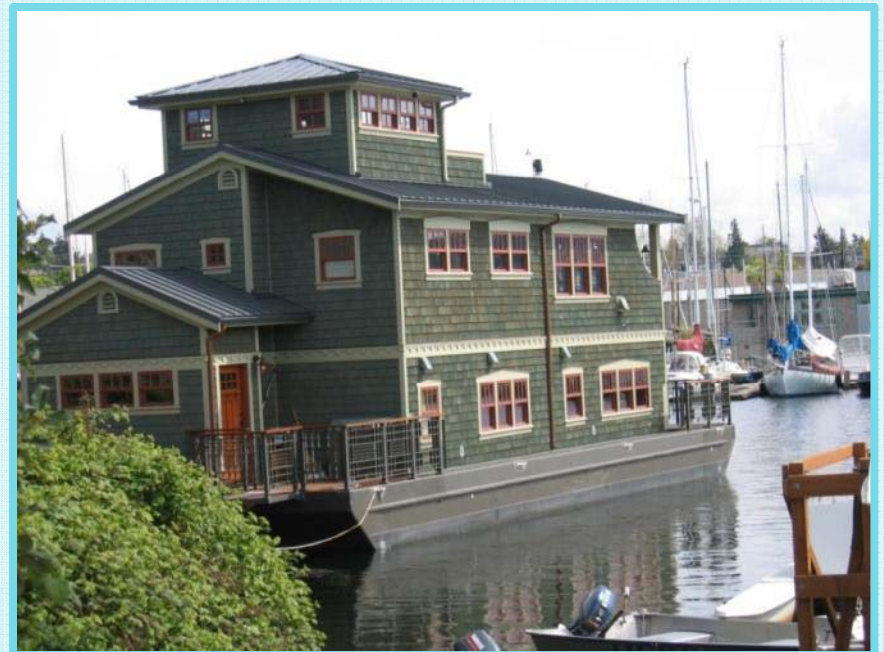


- If the lot depth is greater than 65 feet:
  - the replacement structure is required to observe the setback requirements.



# New Standards for Live-aboard Uses

- Required to address live-aboard uses.
- Model requirements after Shilshole Bay Marina – EnviroStar Business award highest five-star rating.
- Standards include 25 % of slips can be used for live-aboard use.
- Best management practices required.
- Registration required.





# Urban Commercial

- Include allowance for certain commercial uses over water in existing buildings with requirement to provide ecological improvements.
- Change major durable retail sales (ex. Furniture or large appliances) from a conditional use to a prohibited use on waterfront lots.
- Allow residential, office, and non-water-dependent commercial uses outright on upland lots.





# Urban Industrial and Urban Maritime

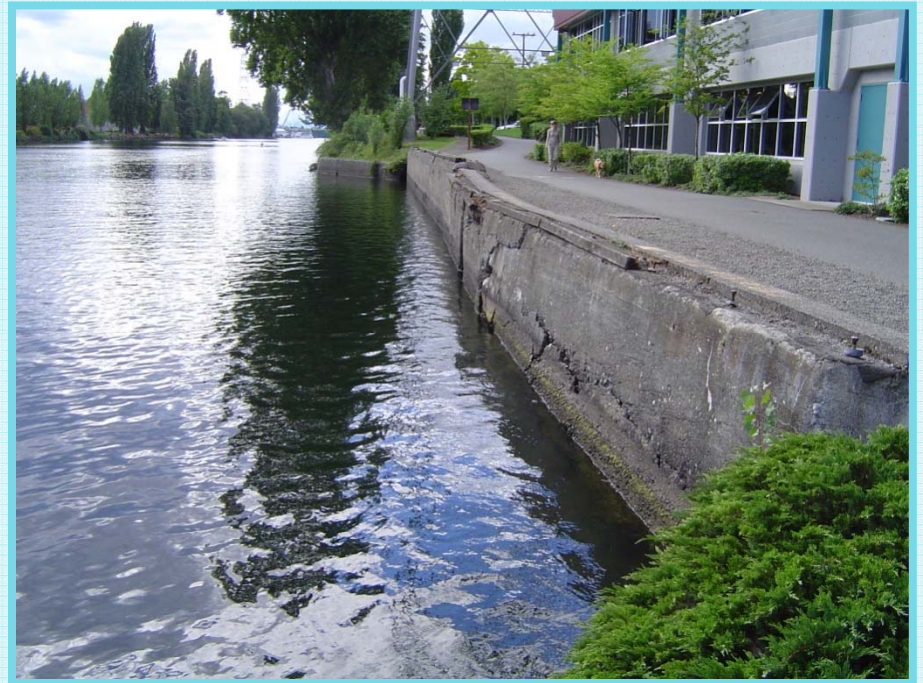
- Allow 20 % of a lot to be used for certain non-water-dependent based on results of market study – uses include material suppliers and machine shops.
- Allow water-related institutions in industrial areas.
- Allow uses that are not water-dependent on upland lots.
- Prohibit new recreational marinas in industrial areas.





# Uses Allowed UG

- Allow medical services and agricultural uses.
- Include sale and rental of small boats as an allowed use.





# Conservancy Management

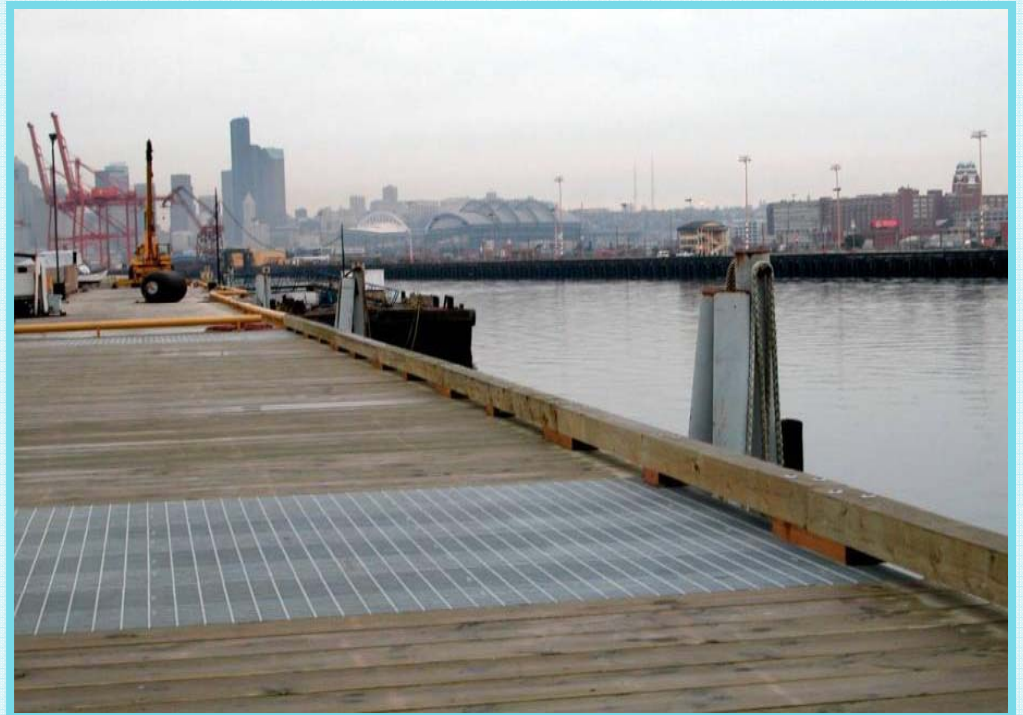
- Allow certain commercial uses in existing buildings in designated historic districts. Uses include: general sales and service, entertainment, office and institutional uses.






# Shoreline Modifications Standards

- Overwater Coverage
- Shoreline Stabilization
- Dredging and Filling







# Proposed Regulations for Overwater Coverage

- Allow overwater coverage for water-dependent uses and residential piers.
- Size of overwater structure is the minimum necessary for the proposed or existing use for water dependent uses.
- Updated standards for residential piers.
- Design of structures should minimize the impacts to ecological function.
- Mitigation required to achieve “no net loss” of ecological functions.



# Proposed Regulations for Shoreline Stabilization

- New and expanded bulkheads – required to demonstrate need
- Encourage replacement of bulkheads with soft engineering through clearer permitting (including maintenance)







# Shoreline Stabilization - cont.

- Natural shoreline projects may extend waterward of ordinary high water to stabilize slope if ordinary high water does not change.
- Establish a checklist for “green shorelines,” and consider an expedited permitting process for qualifying projects.
- Provide an ongoing shoreline exemption for beach nourishment associated with natural shoreline stabilization.



# Mitigation Requirements

- Use method developed for the Shoreline Alternative Mitigation Program to measure impacts and mitigation.
- Continue to seek re-vegetation as part of mitigation plans to increase vegetation in these areas.



# Water Quality and Quantity Regulations

Stormwater management will be regulated through the new stormwater code





# Specific Development Standards

- Parking
- Public Access/View Corridors





# Public Access - Proposal

- Require that water-related uses provide public access
- Remove public access requirement for waterways where dry portion of land is used for industrial purpose



# Public Access Changes

- Provide for alternatives for non-water-dependent industrial uses:
  - Payment-in-lieu toward regional public access improvements.
  - Ecological restoration.
- Allow payment to Cheshiahud Trail in lieu of public access requirement on lots not subject to “major public access” requirement.





# Development Standards Parking

- Prohibit new parking overwater or in the shoreline setback





# Remaining Work

- Review and address public comments after May 31<sup>st</sup> – June/July 2011.
- Complete Cumulative Impact Analyses on draft code and make adjustments May 2011
- Finalize Restoration Plan May/June 2011
- SEPA July/August 2011
- City Council July/August 2011



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# Questions?

